

Doc. # 5184

ADOPTED

MAY 25, 1989

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 62 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	2		1	1
Back Bay	2			
Beacon Hill	2			
Charlestown				
Chinatown				
City Proper				
Dorchester	6		1	3
East Boston	3	3	1	
Fenway				
Government Center				
Hyde Park	3			3
Jamaica Plain	1	1	1	
Kenmore				
Mattapan	2			1
North End				1
North Station				1
Roslindale	1	3		
Roxbury	3			
South Boston	5	1		1
South Cove				
South End	3	2		1
West Roxbury	1			
North Station				

Allston-Brighton

Approval	Z-12591.	367 Western Ave. Research laboratory, real estate office additions.
Approval	Z-12726.	33 Harvard Way. Addition.
Denial w/o Prejudice	Z-12776.	28 Saybrook St. One family dwelling.
Approval	Z-12746.	736 Cambridge St. Addition.

Back Bay

Approval	Z-12787.	721-725 Boylston St. Restaurant.
Approval	Z-12744.	186 Marlborough St. Nine apartments, lodgers.

Beacon Hill

Approval	Z-12786.	16 Louisburg Sq. Basement studio apartment.
Approval	Z-12721.	58-60 Charles St. Take-out restaurant.

Dorchester

Approval	Z-12737.	417-427 Adams St. Laundromat.
Denial w/o Prejudice	Z-12744.	26 Lyndhurst St. Dormer addition.
Approval	Z-12752.	15 Pilgrim Place. Three unit townhouse.
Deferral	Z-12762.	947-949 Dorchester Ave. Office.
Approval	Z-12773.	1576-1580 Dorchester Ave. Doughnut Shop.
Approval	Z-12765.	54 Victory Road. Tailor shop.
Deferral	Z-12792.	106 Wayland St. Three to four family dwelling.
Approval	Z-12825.	702 Washington St. Office.
Approval	Z-12826.	420 Washington St. Office.
Deferral	Z-12898.	256 Freeport St. Additions.

East Boston

Denial	Z-12670 & 12736.	17 Nay St. Auto body repair, parking.
Denial w/o Prejudice	Z-12745.	1 Lowland Place. Five apartments.
Approval	Z-12753.	33-35 Maverick Sq. Four apartments.
Denial	Z-12779.	225 Webster St. Three to four family dwelling.
Approval	Z-12781.	173 Lexington St. Two family dwelling.
Denial	Z-12797.	14A Crestway Rd. One family dwelling.
Approval	Z-12785.	174 Bayswater St. Two to three family dwelling; addition.

Hyde Park

Approval	Z-12747.	64 Taunton Ave. Enclose porch.
Deferral	Z-12770.	222 Dana Avenue. One family dwelling.
Approval	Z-12802.	5 Joyce Rd. Addition.
Approval	Z-12804.	24 Thatcher St. Two to three family dwelling.
Deferral	Z-12858.	492 Huntington Ave. Two to four apartments, addition.
Deferral	Z-12724	800 River Street, Storage

Jamaica Plain

Denial	Z-12772.	93 Sheridan St. Three to four family dwelling.
Denial w/o prejudice	Z-12791.	8-14 Blanvon Rd. Four family dwelling.
Approval	Z-12808.	7 Park Place. Addition.

Mattapan

Deferral	Z-12738.	1563 Blue Hill Ave. Take-out restaurant.
Approval	Z-12785.	13-15 Belnel Rd. Raise roof.
Approval	Z-12805.	53 Cedar St. Two family dwelling.

North End

Deferral Z-12782. 164 Salem St. Key shop.

North Station

Deferral Z-12739. 125 Nashua St. Addition.

Roslindale

Denial Z-12756. 625 Hyde Park Ave. Sale of used cars.

Denial Z-12793. 102 Hewlett St. Two to three family dwelling.

Approval Z-12807. 12 Florence St. Existing four family dwelling.

Denial Z-12883. 4275 Washington St. Lube center.

Roxbury

Approval Z-12743. 35 Nazing St. Two to three family dwelling.

Approval Z-12771. 603 Massachusetts Ave. Office and store.

Approval Z-12777. 13 Gerard St. Funeral home.

Denial Z-12795-
 12796. 955-957 Massachusetts Ave. Eliminate proviso

Deferral Z-12880. 12 Savin St. One to two family dwelling.

South Boston

Denial Z-12569-
 12570. 116-118 West Seventh St. Ancillary parking.

Approval Z-12571. 771R - 773R East Fifth St. Parking for seven cars.

Approval Z-12783-
 12784. 233-239 Bolton St. Two family dwelling.

Deferral Z-12816. 28-30 West Broadway. Lodging house.

Approval Z-12830. 3 Tide St. Pedestrian overlook.

Approval Z-12845-
 12846. 283 C St. & 131 D St. Two family dwellings.

Approval Z-12855-
 12857/ 19-23 Rogers St. One family dwellings.

South End

Approval Z-12580. 36 Worcester St. Legalize four apartments.
Denial Z-12742. 674-674A Tremont St. Rooming house to eight apartments.
Approval Z-12775. 37A-39 Clarendon St. Art studio.
Denial Z-12803. 39 Braddock Park. Roof deck addition.
Deferral Z-12828. 595 Albany St. Alcohol treatment program.
Approval Z-12729. 110-112 Shawmut Ave. Educational and training facility.

West Roxbury

Approval Z-12659. 69 Temple St. One family dwelling.

BOARD OF APPEAL REFERRALS

MAY 25, 1989

Hearing

- | | | | |
|-----|----------------------|---------|---|
| 1. | Z-12569-12570 | 6/13/89 | Ken Boyce
116-118 West Seventh Street, South Boston |
| 2. | Z-12571 | 6/13/89 | Mark J. Scarlett
771R-773R East Fifth Street, South Boston |
| 3. | Z-12580 | 7/11/89 | Peter Frenette & Rachel Goldberg
36 Worcester Street, Boston |
| 4. | Z-12591 | 6/20/89 | Richard Garaffo, Trustee
367 Western Avenue, Brighton |
| 5. | Z-12659 | 6/13/89 | Daniel J. Furden
69 Temple Street, West Roxbury |
| 6. | Z-12670 &
Z-12736 | 6/6/89 | Renie Realty Trust
Harvey Cohen, Trustee
17 Noy Street, East Boston |
| 7. | Z-12726 | 6/6/89 | Presidents and Fellows of Harvard College
33 Harvard Way, Allston |
| 8. | Z-12729 | 5/30/89 | 112 Shawmut Avenue Realty Trust
110-112 Shawmut Avenue, Boston |
| 9. | Z-12737 | 6/6/89 | William C. Martin
417-427 Adams Street, Dorchester |
| 10. | Z-12738 | 6/6/89 | Hugh Devlin
1563 Blue Hill Avenue, Mattapan |
| 11. | Z-12742 | 6/6/89 | Habib Mourad
674-674A Tremont Street, Boston |
| 12. | Z-12743 | 6/6/89 | Bruce M. Klickstein
35 Nazing Street, Roxbury |
| 13. | Z-12744 | 5/30/89 | Boston Aging Concerns
186 Marlborough Street, Boston |
| 14. | Z-12745 | 6/13/89 | Frank & Mary Ann Raia
1 Lowland Place, East Boston |
| 15. | Z-12746 | 6/13/89 | St. Elizabeth's Hospital
736 Cambridge Street, Brighton |
| 16. | Z-12747 | 6/6/89 | Elizabeth Brewer
64 Taunton Avenue, Hyde Park |

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

MAY 25, 1989

Hearing

17.	Z-12748	6/6/89	Wilfred Lynch 26 Lyndhurst Street, Dorchester
18.	Z-12752	6/6/89	Ramadani Abdul-Aziz 1-5 Pilgrim Place, Dorchester
19.	Z-12753	6/13/89	Lorenzo D'Amato 33-35 Maverick Square, East Boston
20.	Z-12756	6/6/89	Frank Ingemi, Jr. & Sr. 625 Hyde Park Avenue, Roslindale
21.	Z-12762	6/13/89	Boston Realty Trust 947-949 Dorchester Avenue, Dorchester
22.	Z-12765	6/6/89	Kyong Su Papp 54 Victory Road, Dorchester
23.	Z-12770	6/6/89	Renato DiLetizia 222 Dana Avenue, Hyde Park
24.	Z-12771	6/20/89	Kesete Daniel 603 Massachusetts Avenue, Roxbury
25.	Z-12772	6/6/89	Chris Owens & Ross Mitchell 93 Sheridan Street, Jamaica Plain
26.	Z-12773	6/20/89	KT Associates 1576-1580 Dorchester Avenue, Dorchester
27.	Z-12775	6/6/89	Paul Duffy 37-39 Clarendon Street, Boston
28.	Z-12776	6/6/89	Berman Tam 28 Saybrook Street, Brighton
29.	Z-12777	6/20/89	Wink Fook, Inc. 13 Gerard Street, Roxbury
30.	Z-12779	6/13/89	Felix DiNush 225 Webster Street, East Boston
31.	Z-12781	6/13/89	John T. Covino 173 Lexington Street, East Boston
32.	Z-12782	6/13/89	Roger Alessandro 164 Salem Street, Boston
33.	Z-12783-12784	6/13/89	John C. Bristol 233-239 Bolton Street, South Boston

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BOARD OF APPEAL REFERRALS

MAY 25, 1989

Hearing

34.	Z-12785	6/13/89	Timothy Downes 13-15 Belnel Road, Mattapan
35.	Z-12786	6/13/89	Robert Cook, M.D. 16 Louisburg Square, Boston
36.	Z-12787	6/13/89	Fortuna Realty Trust 721-725 Boylston Street, Boston
37.	Z-12791	6/20/89	B.P. Investment Group, Inc. 8-14 Blanvon Road, Jamaica Plain
38.	Z-12792	6/20/89	G. Edward Beach 106 Wayland Street, Dorchester
39.	Z-12793	6/20/89	Paul and Deborah Griffin 102 Hewlett Street, Roslindale
40.	Z-12795-12796	6/20/89	Katie Ann Realty Trust 955-957 Massachusetts Avenue, Roxbury
41.	Z-12797	6/20/89	Joyce Caggiano 14A Crestway Road, East Boston
42.	Z-12802	6/20/89	Lewcon Corporation Billy Lewis 5 Joyce Road, Hyde Park
43.	Z-12803	6/20/89	Henry Bain Gill 39 Braddock Park, Boston
44.	Z-12804	6/20/89	Michael & Kathleen Morgan 24 Thatcher Street, Hyde Park
45.	Z-12805	6/20/89	Helen Freeman 53 Cedar Street, Mattapan
46.	Z-12807	6/20/89	Martin J. & Noreen Connors 12 Florence Street, Roslindale
47.	Z-12808	6/20/89	Kenneth E. Dunn & Gilman J. Herbert 7 Park Place, Jamaica Plain
48.	Z-12816	6/13/89	Kevin P. O'Neill 28-30 West Broadway, South Boston

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BOARD OF APPEAL REFERRALS

MAY 25, 1989

Hearing

49.	Z-12821	6/6/89	Michael Fidler 58-60 Charles Street, Boston
50.	Z-12825	6/6/89	Codman Square Limited Partnership 702 Washington Street, Dorchester
51.	Z-12826	6/20/89	Codman Square Housing Development Corporation 420 Washington Street, Dorchester
52.	Z-12828	6/13/89	Charles F. Fallon/CCE, Inc. 595 Albany Street, Boston
53.	Z-12830	6/13/89	Economic Development & Industrial Corporation 3 Tide Street, South Boston
54.	Z-12845-12846	6/6/89	West Fifth Street Realty 283 C Street & 131 D Street, South Boston
55.	Z-12855-12857	6/27/89	Flygoe Realty Trust 19-23 Rogers Street, South Boston
56.	Z-12858	6/6/89	Wilson Realty Trust 492 Huntington Avenue, Hyde Park
57.	Z-12880	6/6/89	City of Boston 12 Savin Street, Roxbury
58.	Z-12883	6/20/89	Ed Lewis 4275 Washington Street, Roslindale
59.	Z-12885	8/1/89	Frances Carbone 174 Bayswater Street, East Boston
60.	Z-12898	6/6/89	I.B.E.W. Local 103 256 Freeport Street, Dorchester
*61.	Z-12739	5/30/89	Spaulding Rehab Hospital, Inc. 125 Nashua Street, Boston
*62.	Z-12774	6/6/89	Public Storage Inc. 800 River Street, Hyde Park

*NOT INCLUDED IN ORIGINAL SUBMISSION

Board of Appeal Referrals

5/25/89

Hearing: 6/13/89 Z-12569-12570
Ken Boyce
116-118 West Seventh Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Ancillary parking.

Violation(s): Ancillary parking is conditional use.

Restricted parking district.

VOTED: In reference to petitions Z-12569-12570, Ken Boyce, 116-118 West Seventh Street, South Boston, for four conditional uses to use premises for ancillary parking in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. The site is located in a residential neighborhood surrounded by residential structures. Recently the Board of Appeal and Boston Redevelopment Authority approved plans for construction of 110 residential units to the side and rear of the proposed site, thus greatly increasing the residential density. Proposal to allow off-street parking for commercial trucks in this neighborhood would be incompatible, undesirable, further commercial encroachment, and intensify commercial traffic on residential street.

Z-12569-12570 116-118 WEST SEVENTH STREET, SOUTH BOSTON

Board of Appeal Referrals

5/25/89

Hearing: 6/13/89 Z-12571
Mark J. Scarlett
771R-773R East Fifth Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Use premises for parking of nine cars.

Violation(s): Off-street parking is not allowed in front yard nor within
five feet of side lot line.

Insufficient open space.

VOTED: In reference to petition Z-12571, Mark J. Scarlett, 771R-773R
East Fifth Street, South Boston, for two variances for use
of premises for parking of nine cars in an apartment (H-1-50)
district, the Boston Redevelopment Authority recommends
approval with the following provisos: that parking be provided
for seven vehicles only; that plans inclusive of landscaping
be submitted to the Authority for design review approval.
Reduction would allow adequate off-street parking while
maintaining open space in rear yard.



NAZARETH
GRADE SCHOOL
(GRAM)

CONVENT
NAZARETH
HIGH
SCHOOL

ST
BRIGIDS
CHURCH
(R.C.)

ST. MATHEW
THE REDEEMER

SWALLOW

BUTLAND

OLIVER HAZARD
PERRY
SCHOOL

BOSTON
YACHT
CLUB

COLUMBIA
YACHT
CLUB

Z-12571 771R-773R East Fifth Street, South Boston

Board of Appeal Referrals

5/25/89

3

Hearing: 6/13/89 Z-12580
Peter Frenette & Rachel Goldberg
36 Worcester Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as four apartments.

Violation(s): Lodging house is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-12580, Peter Frenette & Rachel Goldberg, 36 Worcester Street, Boston, for forbidden use and two variances to legalize occupancy for four apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Four apartments have existed at site for eleven or more years.



Z-12580 36 Worcester Street, Boston

Board of Appeal Referrals

5/25/89

Hearing: 6/20/89 Z-12591
Richard Garaffo, Trustee
367 Western Avenue
Brighton

Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from retail store and offices to same, research lab, real estate office, clinic, offices, and accessory parking garage; erect two additions.

Violation(s): Excessive building height.
Barrier free access.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12591, Richard Garaffo, Trustee, 367 Western Avenue, Brighton, for two variances for change of occupancy from retail store and offices to same, research lab, real estate office, clinic, accessory parking garage and erect two additions in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that footprint of proposed parking structure align with proposed and existing office structures, as agreed to by appellant in discussion with Allston-Brighton PZAC. Design review will focus on building design and landscaping with special attention to Authority's Boulevard Planning District urban design recommendations. Appellant has worked cooperatively with PZAC to resolve community concerns. PZAC recommends approval.



Z-12591 367 WESTERN AVENUE, BRIGHTON

Board of Appeal Referrals

5/25/89

Hearing: 6/13/89

5
Z-12659
Daniel J. Furden
69 Temple Street
West Roxbury

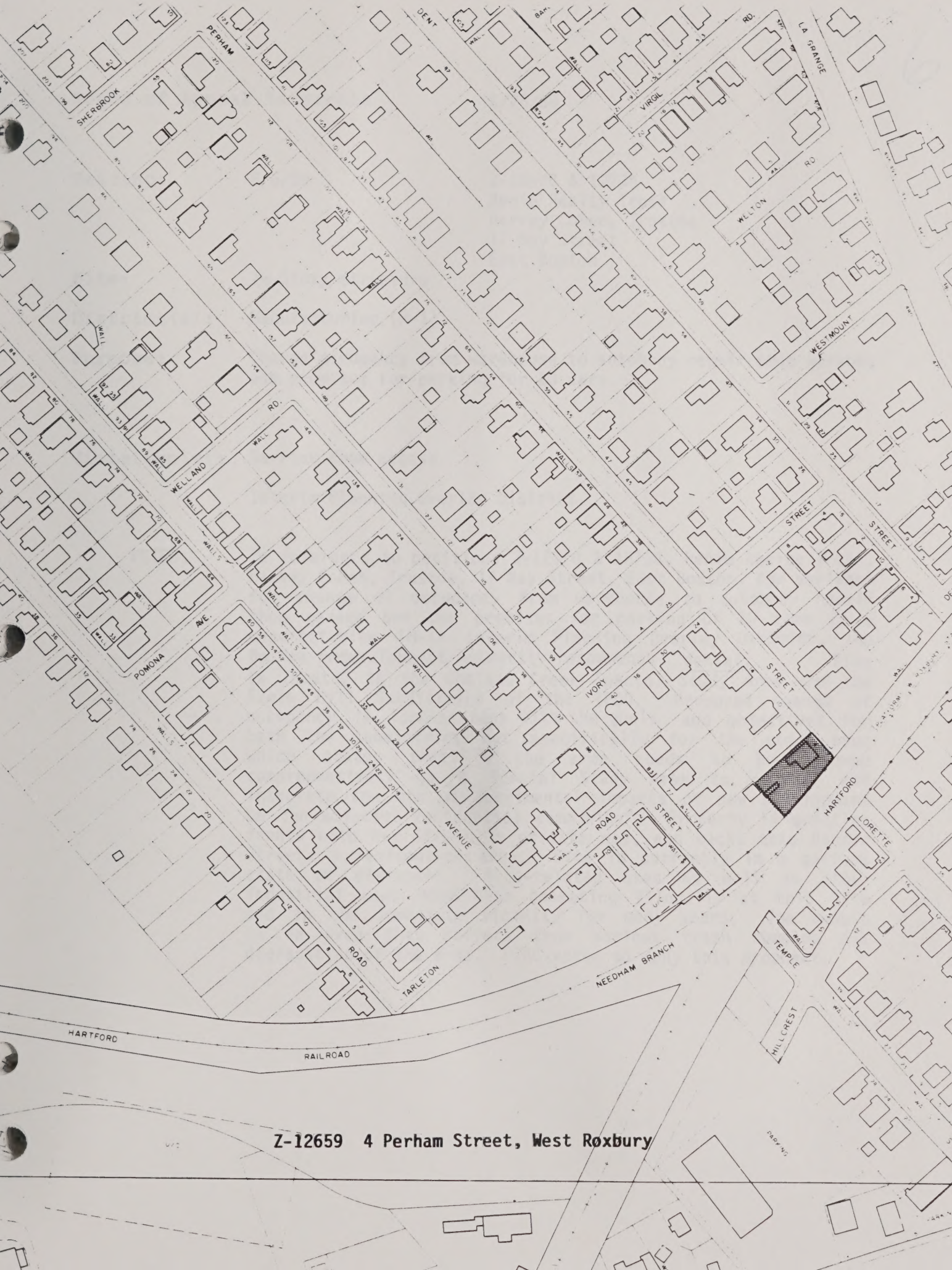
Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from private garage to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12659, Daniel J. Furden, 69 Temple Street, West Roxbury, for variance for change of occupancy from private garage to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Neighborhood Council Land Use Committee voted no opposition.



Z-12659 4 Perham Street, West Roxbury

Board of Appeal Referrals

5/25/89

Hearing: 6/6/89 Z-12670 & 12736
Renie Realty Trust
Harvey Cohen, Trustee
17 Nay Street
East Boston

Site: 1½-Story structure

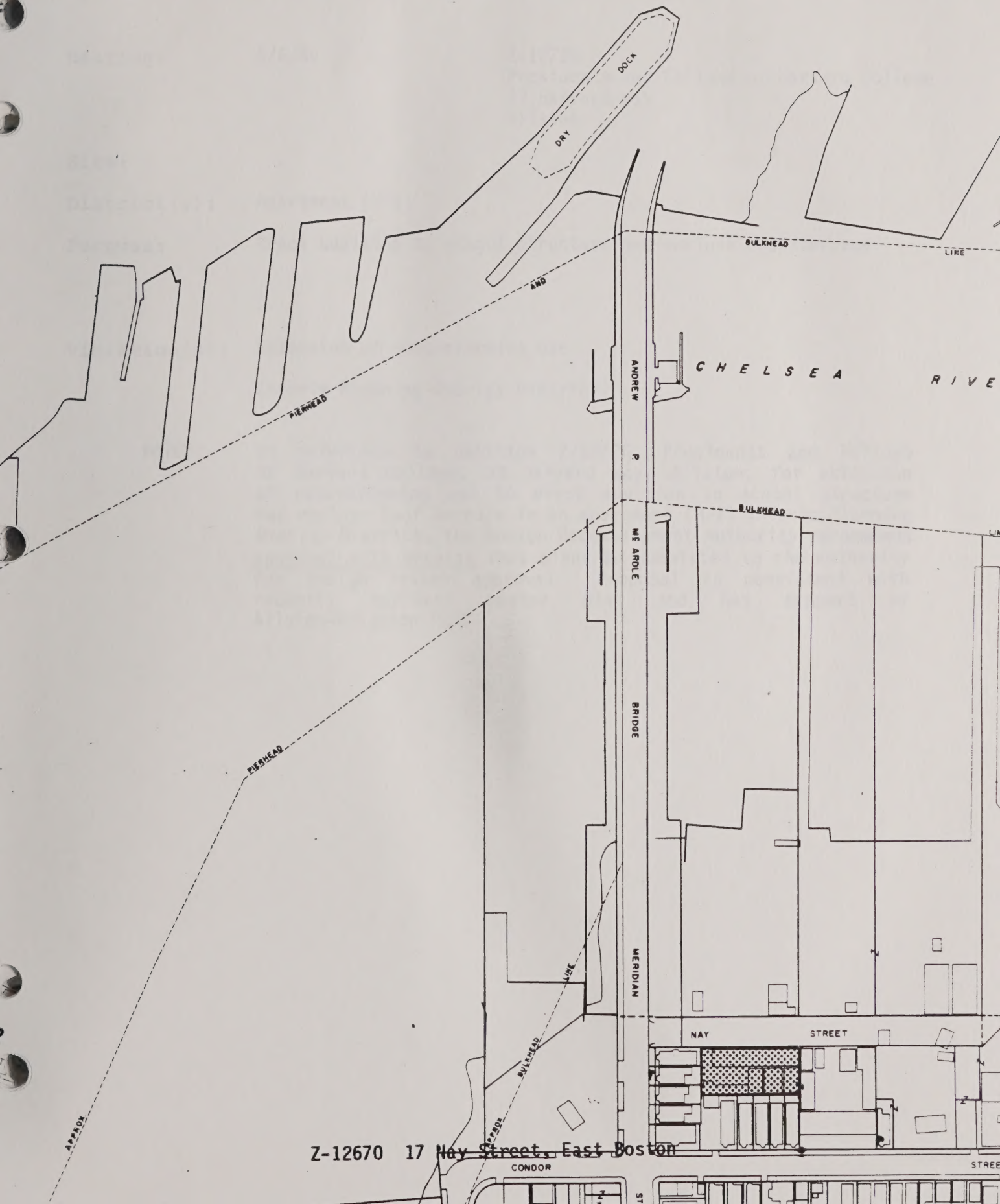
District(s): Manufacturing (M-1)

Purpose: Change occupahcy from warehouse to autobody repair shop garage;
use premises for parking for 20 cars.

Violation(s): Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-12670 & 12736, Renie Realty Trust, Harvey Cohen, Trustee, 17 Nay Street, East Boston, for variance for change of occupancy from warehouse to autobody repair shop garage and use premises for parking of 20 cars in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Site is located in the Chelsea Creek Special Study Area and the Eagle Hill Subdistrict of the IPOD. Proposed change of occupancy is inconsistent with the goals and objectives for both the subdistrict but specifically for the study area which states that "...the area needs to be planned comprehensively as a Special Study Area to control and integrate the mix of detrimental impacts of new development on the adjacent residential community". Property in question fronts onto Nay Street, a private way, and backs onto Condor Street, a residential area. Site is currently in a serious state of disrepair. Auto-related uses as well as other industrial uses have been operating illegally at this site and in the immediate vicinity for many years. The result is an area that suffers from serious trash dumping and degradation of the area. PZAC voted to deny this proposal.



Z-12670 17 Hay Street, East Boston

Board of Appeal Referrals

5/25/89

Hearing: 6/6/89

Z-12726
Presidents and Fellows of Harvard College
33 Harvard Way
Allston

Site:

District(s): Apartment (H-1)

Purpose: Erect addition to school structure and enclose roof terrace.

Violation(s): Extension of nonconforming use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12726, Presidents and Fellows of Harvard College, 33 Harvard Way, Allston, for extension of nonconforming use to erect addition to school structure and enclose roof terrace in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is consistent with recently approved master plan and has support of Allston-Brighton PZAC.



Z-12726 33 Harvard Way, Allston

ATHLETIC

FIELD

Board of Appeal Referrals

5/25/89

Hearing: 5/30/89 Z-12729
112 Shawmut Avenue Realty Trust
110-112 Shawmut Avenue
Boston

Site: Six-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from offices and storage to same and daycare, educational and training facility; college granting degrees.

Violation(s): Trade, professional, or other school is conditional use.

College granting degrees is forbidden use.

VOTED: In reference to petition Z-12729, 112 Shawmut Avenue Realty Trust, 110-112 Shawmut Avenue, Boston, for conditional use for change of occupancy from offices and storage to same, daycare, educational, and training facility in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that appellant arrange to meet with community representatives on a consistent basis to review programs and resolve any concerns. Project provides space for programs which promote the economic and educational advancement of disadvantaged citizens of the City. Site is located in an area well served by public transportation and within which a large population can walk to obtain needed services and take advantage of programs. Appellant has met with neighborhood and has support.



Z-12729 110-112 Shawmut Avenue, Boston

Board of Appeal Referrals

5/25/89

Hearing: 6/6/89

Z-12737
William C. Martin
417-423 Adams Street
Dorchester

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from four stores and beauty salon to store, beauty salon, and laundromat.

Violation(s): Insufficient off-street parking.

Barrier free access.

VOTED: In reference to petition Z-12737, William C. Martin, 417-423 Adams Street, Dorchester, for two variances for change of occupancy from four stores and beauty salon to stor, beauty salon, and laundromat in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Appellant will install access ramps. Off-street parking violation could be mitigated by use of garage at rear of property. Community has expressed support for laundromat.



Z-12737 417-427 Adams Street, Dorchester

Board of Appeal Referrals

5/25/89

Hearing: 6/6/89 Z-12738
Hugh Devlin
1563 Blue Hill Avenue
Mattapan

Site: 10,713 Square feet of land

District(s): Local business (L-.5)

Purpose: Erect restaurant with drive-thru window.

Violation(s): Drive-in restaurant is conditional use.

Insufficient front yard.

VOTED: In reference to petition Z-12738, Hugh Devlin, 1563 Blue Hill Avenue, Mattapan, for conditional use and variance to erect restaurant with drive-thru window in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral. Appellant is scheduled to meet with community residents and the Mattapan Board of Trade on Tuesday, May 23, 1989.



7-12738 1563 Blue Hill Avenue, Mattapan

Board of Appeal Referrals

5/25/89

Hearing: 6/6/89

Z-12742
Habib Mourad
674-674A Tremont Street
Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from rooming house and store to eight apartments.

Violation(s): Lodging-boarding house converted for three or more families in separate dwelling is forbidden use.

Insufficient open space and off-street parking.

VOTED:

In reference to petition Z-12742, Habib Mourad, 674-674A Tremont Street, Boston, for forbidden use and two variances for change of occupancy from rooming house and store to eight apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Off-street parking not provided. Residents are concerned about having to relocate. In April, 1988, Authority recommended denial of appellant's petition for conversion to six apartments and two stores for resolution of Rent Equity Board rent payment issues; Board of Appeal concurred in March, 1989.



Z-12742 674-674A Tremont Street, Boston

Board of Appeal Referrals

5/25/89

17

Hearing:

6/6/89

Z-12743

Bruce M. Klickstein

35 Nazing Street

Roxbury

Site:

2½-Story structure

District(s):

Apartment (H-1)

Purpose:

Change occupancy from two- to three-family dwelling.

Violation(s):

Insufficient lot area.

VOTED:

In reference to petition Z-12743, Bruce M. Klickstein, 35 Nazing Street, Roxbury, for variance for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Property is located in the Washington Park South subdistrict of the Roxbury IPOD. Existing condition at time of purchase in 1985. Neighbors and PZAC support conversion.



Z-12743 35 Nazing Street, Roxbury

Board of Appeal Referrals

5/25/89

Hearing: 5/30/89 Z-12744
Boston Aging Concerns
Young and Old United, Inc.
186 Marlborough Street
Boston

Site: Four-story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from lodging house (21 lodgers) to nine apartments and lodging house (7 lodgers).

Violation(s): Lodging house is conditional use.

Insufficient off-street parking.

Barrier free access.

Parking space design.

VOTED: In reference to petition Z-12744, Boston Aging Concerns, Young and Old United, Inc., 186 Marlborough Street, Boston, for conditional use and three variances for change of occupancy from lodging house (21 lodgers) to nine apartments and lodging house (seven lodgers) in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that parking space design be reviewed by Boston Transportation Department and proposed exterior changes reviewed by the Landmarks Commission. The appellant, Boston Aging Concerns, is proposing to convert an existing lodging house licensed for twenty-one lodgers to a dwelling containing seven units for lodgers (SROs) and eight studio units and one one-bedroom unit. The appellant has received some financing from the Public Facilities Department for the proposed project. The PFD is in support of this appeal because of the need for affordable housing and because Boston Aging Concerns proven experience in operating and managing their properties. The Neighborhood Association of the Back Bay is not opposed to this petition and has offered some financing for this project.



Z-12744 186 Marlborough Street, Boston

Board of Appeal Referrals

5/25/89

14

Hearing: 6/13/89 Z-12745
Frank & Mary Ann Raia
1 Lowland Place
East Boston

Site: 2,846 Square feet of land

District(s): Apartment (H-1-40)

Purpose: Erect five-unit modular apartment structure.

Violation(s): Insufficient lot area, width, frontage, open space, front,
rear yards, and off-street parking.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12745, Frank & Mary Ann Raia, 1 Lowland Place, East Boston, for nine variances to erect a five-unit modular apartment structure in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends denial without prejudice. Site is located in the Jeffries Point Subdistrict of the IPOD. Appellant's application suffers from major technical discrepancies. Appellant submitted an application to ISD which show parking in the rear on a lot separate from the front lot. Application has since been altered substantially to show a combination of the rear and front lots and the structure to be built on the rear of the new lot. However, these changes in plot plan were not submitted in time for adequate Authority and community review. Community groups reviewed the initial application and the Jeffries Point Neighborhood Association voted to reject it. The PZAC voted to deny the proposal without prejudice because while the use is consistent with the goals and objectives for the subdistrict, the application suffered from serious technical problems.



DONALD
MCKAY
SCHOOL

FRANKFORT

McKAY PL

GENEVA

VENICE STREET

STREET

WELLINGTON STREET

STREET

SERVICE

LOWLAND PLACE

OUR LADY OF THE
ASSUMPTION
CHURCH

BELMONT PL

LAMSON COURT

PLAYGROUND

RODEN COURT

CASTLE CT

SAMUEL ADAMS
SCHOOL

OUR LADY OF THE
ASSUMPTION
CHURCH

BRUPHY
MEMORIAL
PARK

STREET

LAMSON

Z-12745 1 Lowland Place, East Boston

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UNIVERSITY

A. BAY

RAILROAD

CONVEYOR

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Board of Appeal Referrals

5/25/89

15

Hearing: 6/13/89 Z-12746
St. Elizabeth's Hospital
736 Cambridge Street
Brighton

Site: Six-story structure

District(s): Apartment (H-2)

Purpose: Erect corridor addition to hospital structure.

Violation(s): Extension of nonconforming use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12746, St. Elizabeth's Hospital, 736 Cambridge Street, Brighton, for extension of nonconforming use to erect corridor addition to hospital structure in an apartment (H-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that appellant continue to work with the Allston-Brighton Planning and Zoning Advisory Committee and the Authority toward an Institutional Master Plan acceptable to the community.



Z-12746 736 Cambridge Street, Brighton

Board of Appeal Referrals

5/25/89

16

Hearing: 6/6/89

Z-12747
Elizabeth Brewer
64 Taunton Avenue
Hyde Park

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Enclose porch of one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-12747, Elizabeth Brewer, 64 Taunton Avenue, Hyde Park, for variance to enclose porch of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Yard deficiency will not be increased. Enclosure will improve property and enhance neighborhood.



2-12747-64 Taunton Avenue, Hyde Park

Board of Appeal Referrals

5/25/89

17

Hearing: 6/6/89 Z-12748
Wilfred Lynch
26 Lyndhurst Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear dormer addition to two-family dwelling.

Violation(s): Excessive floor area ratio and height of building.
Insufficient side and rear yards.

VOTED: In reference to petition Z-12748, Wilfred Lynch, 26 Lyndhurst Street, Dorchester, for four variances to erect dormer addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Large 27' x 32' dormer addition would create a negative precedent. A reduced proposal respecting the height limit in the area would be more appropriate and compatible.



Z-12748 26 Lyndhurst Street, Dorchester

Board of Appeal Referrals

5/25/89

18

Hearing: 6/6/89 Z-12752
Ramadani Abdul-Aziz
1-5 Pilgrim Place
Dorchester

Site: 7,710 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-unit townhouse structure.

Violation(s): Insufficient lot area.
Excessive building height.

VOTED: In reference to petition Z-12752, Ramadani Abdul-Aziz, 1-5 Pilgrim Place, Dorchester, for two variances to erect three-unit townhouse structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to height of structure, landscaping, buffer, facade treatment, and exterior building materials be submitted to the Authority for design review approval. Lot area deficiency is minimal. Appellant has met with community. Meeting House Civic Association supports proposal.



QUINCY E
DICKERMAN
SCHOOL
(E1)

CEYLON
STREET
PLAYGROUND

HAMILTON

COLUMBIA TERRACE

PILGRIM PLACE

STANLEY

KANE

STREET

BELLEVUE

BARRY

CLAPSON

NORTON

INWOOD

STREET

7-12752 1-5 Pilgrim Place, Dorchester

LANGOON

PURITAN

ROCKMOUNT ST

AVENUE

ESTES AVENUE

BECHWOOD ST

WILROSE

NEW HAVEN

AND

CEYLON

STREET

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Hearing: 6/13/89 Z-12753
Lorenzo D'Amato
33-35 Maverick Square
East Boston

Site: Three-story structure

District(s): General business (B-2)

Purpose: Legalize occupancy as five apartments and laundromat.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12753, Lorenzo D'Amato, 33-35 Maverick Square, East Boston, for forbidden use and two variances to legalize occupancy for five apartments and laundromat in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that the occupancy be limited to four units on the second and third floors and that first floor not be occupied for residential purposes. Site is located in the Central Square/Maverick Square Subdistrict of the IPOD, in the heart of Maverick Square. Existing condition. Proposal is partially consistent with the goals and objectives of the IPOD in that a mix of residential and retail uses are desired for Maverick Square but residential uses on first-floor space is considered an encroachment on and detriment to the future flexibility and revitalization of retail/commercial space and ultimately the Square as a whole. Allowing residential unit on first floor sets a negative and harmful precedent for Maverick Square. The PZAC voted to approve the proposal with the aforementioned provisos.



Z-12753 33-35 Maverick Square, East Boston

Board of Appeal Referrals

5/25/89

20

Hearing: 6/6/89

Z-12756
Frank Ingemi, Sr.
625 Hyde Park Avenue
Roslindale

Site: Two-story structure

District(s): Local business (L-.5)

Purpose: Use premises for display and sale of new and used cars and parking for seven customer cars.

Violation(s): Outdoor display and sale of new and used cars is forbidden use.

VOTED: In reference to petition Z-12756, Frank Ingemi, Sr., 625 Hyde Park Avenue, Roslindale, for forbidden use for use of premises for display and sale of new and used cars and provide parking for seven customer cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Proposal would be a further encroachment by auto-related uses among this part of Hyde Park Avenue. Community is opposed for this reason.



Z-12756 625 Hyde Park Avenue, Roslindale

Board of Appeal Referrals

5/25/89

21

Hearing: 6/13/89 Z-12762
Arthur J. Donovan
947-949 Dorchester Avenue
Dorchester

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change of occupancy from two-family dwelling and store to office and store.

Violation(s): Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12762, Arthur J. Donovan, 947-949 Dorchester Avenue, Dorchester, for variance for change of occupancy from two-family dwelling and store to office and store in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Property lies within the Columbia Road subdistrict of the Dorchester Avenue IPOD. Change in occupancy would set a negative precedent for the neighborhood by replacing residential uses with offices. The Dorchester PZAC has voted to defer the case as appellant has not appeared before them.



7-12762 947-949 Dorchester Avenue, Dorchester

ZZ

Board of Appeal Referrals

5/25/89

Hearing: 6/6/89

Z-12765
Kyong Su Papp
54 Victory Road
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from insurance office to tailor shop and retail store.

Violation(s): Change in nonconforming use.

Insufficient off-street parking.

Barrier free access.

VOTED: In reference to petition Z-12765, Kyong Su Papp, 54 Victory Road, Dorchester, for change in nonconforming use and two variances for change of occupancy from insurance office to tailor shop and retail store in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Use will provide needed service. Appellant will install removable ramp. Petition containing seven names of community residents has been submitted in support of tailor shop.



Z-12765 54 Victory Road, Dorchester

Board of Appeal Referrals

5/25/89

Hearing: 6/6/89

Z-12770
Renato J. DiLetizia
222 Dana Avenue
Hyde Park

Site: 9,103 Square feet of land

District(s): Single-family (S-.3)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12770, Renato J. DiLetizia, 222 Dana Avenue, Hyde Park, for two variances to erect one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends deferral. Submitted plans are inconsistent with application. Petition should review amended plans with community and Authority.



Z-12770 222 Dana Avenue, Hyde Park

Board of Appeal Referrals

5/25/89

Hearing: 6/20/89

Z-12771
Kesete Daniel
603 Massachusetts Avenue
Roxbury

Site: 3½-Story structure

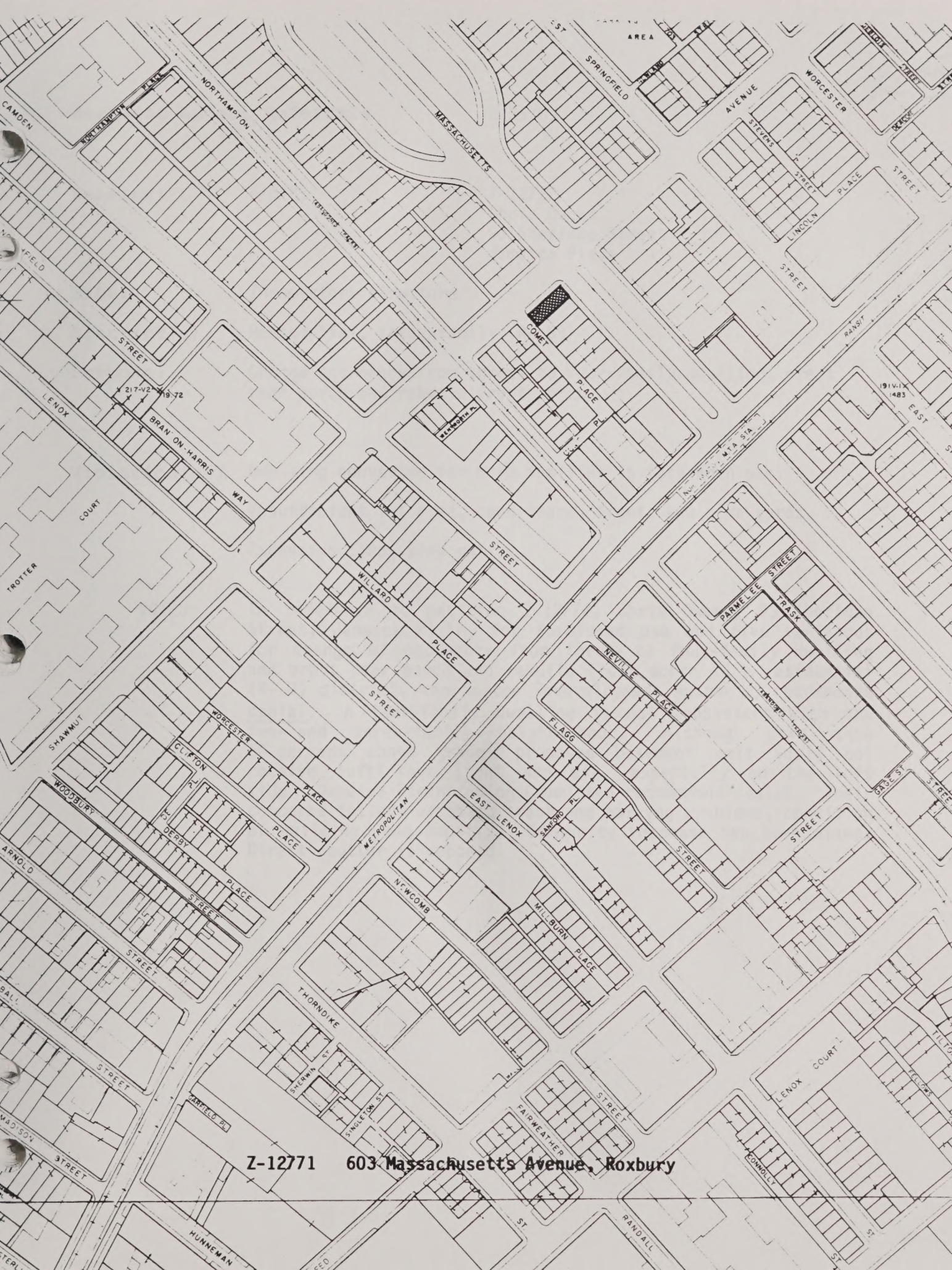
District(s): Local business (L-2)

Purpose: Change occupancy from three-family dwelling and undertaker to three-family dwelling, office, and store.

Violation(s): Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12771, Kesete Daniel, 603 Massachusetts Avenue, Roxbury, for variance for change of occupancy from three-family dwelling and undertake to three-family dwelling, office, and store in a local business (L-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The property is located along a Boulevard Planning District in the Lower Roxbury Subdistrict of the Roxbury Interim Planning Overlay District. The conversion is consistent with the goals and objectives within this local business district. The Roxbury PZAC recommends approval.



Z-12771 603 Massachusetts Avenue, Roxbury

Board of Appeal Referrals

5/25/89

25

Hearing: 6/6/89

Z-12772
Chris Owens
93 Sheridan Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling, erect rear porch and rebuild front porch.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, front, and side yards.

Excessive floor area ratio.

VOTED:

In reference to petition Z-12772, Chris Owens, 93 Sheridan Street, Jamaica Plain, for forbidden use and five variances for change of occupancy from three- to four-family dwelling and erect rear porch and rebuild front porch in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. - A four-family dwelling is not consistent with the two- and three-family neighborhood. Although more than 50 percent above grade, proposed basement unit would not receive sufficient light and air, especially on the left side. Jamaica Plain Zoning Committee recommends denial. Their concerns include existing trash and parking problems, condition of building, and density. Community response has been mixed. Direct abutter is opposed.



7-12772 93 Sheridan Street, Jamaica Plain

26

Board of Appeal Referrals

5/25/89

Hearing: 6/20/89 Z-12773
KT Associates
1576-1580 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from retail store and restaurant to same and doughnut shop.

Violation(s): Take-out restaurant is forbidden use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12773, KT Associates, 1576-1580 Dorchester Avenue, Dorchester, for forbidden use for change of occupancy from retail store and restaurant to same and doughnut shop in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The property lies within the Field's Corner Subdistrict of the Dorchester Avenue IPOD, located at the corner of Dorchester Avenue and Gibson Street. The proposed use is consistent with the uses established in the Field's Corner commercial district and with the goals and objectives of the Dorchester Avenue IPOD. The Dorchester Avenue PZAC recommends approval.



Z-12773 1576-1580 Dorchester Avenue, Dorchester

27

Board of Appeal Referrals

5/25/89

Hearing: 6/6/89 Z-12775
Paul Duffy
37-39 Clarendon Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from six apartments and mental health clinic to six apartments and art studio.

Violation(s): Change in nonconforming use.

Barrier free access.

VOTED: In reference to petition Z-12775, Paul Duffy, 37-39 Clarendon Street, Boston, for change in nonconforming use and variance for change of occupancy from six apartments and mental health clinic to six apartments and art studio in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Retail art and framing studio is a use compatible with existing character of the neighborhood.



Z-12775 37 Clarendon Street, Boston

Board of Appeal Referrals

5/25/89

28

Hearing: 6/6/89 Z-12776
Berman Tam
28 Saybrook Street
Brighton

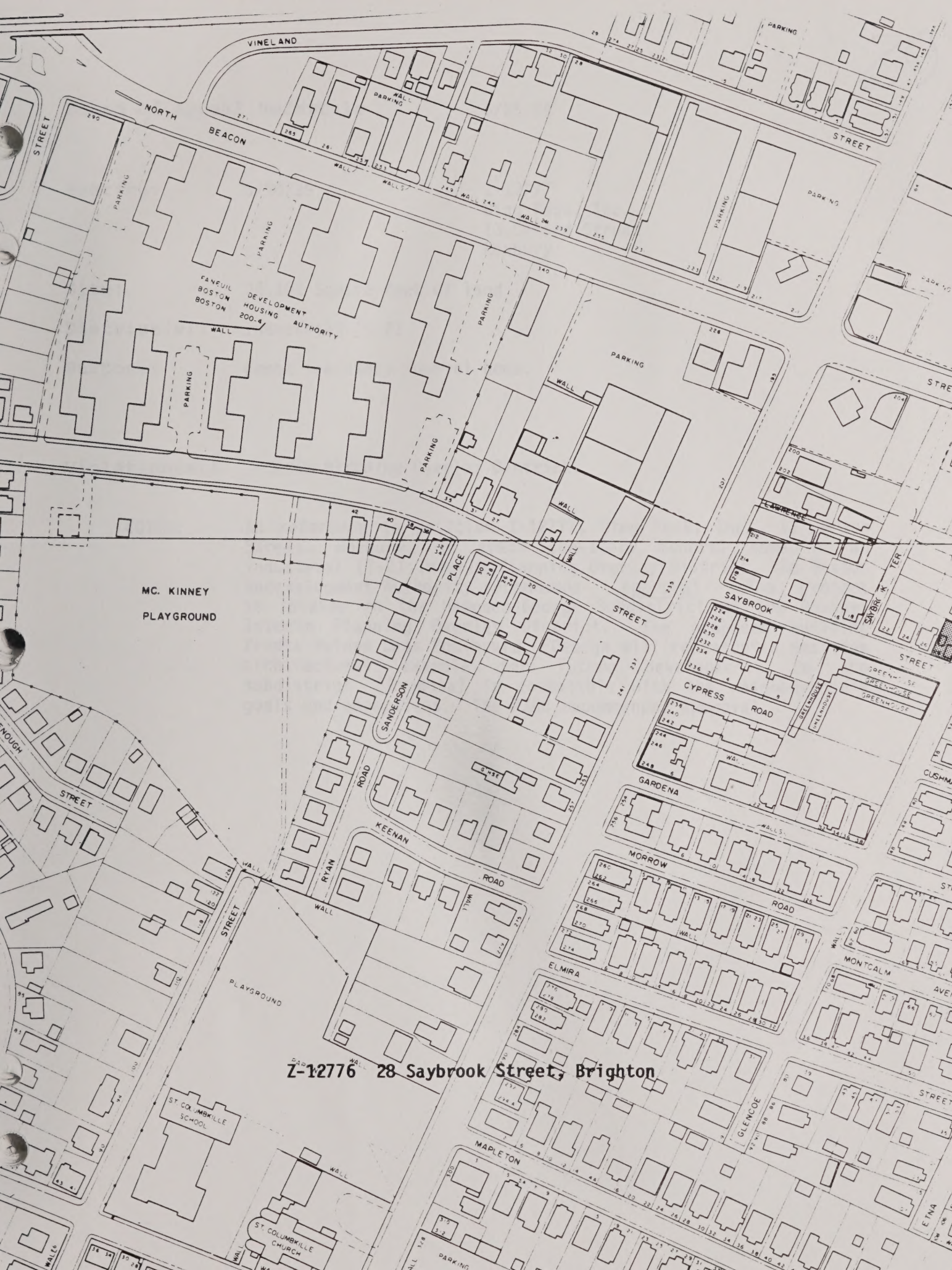
Site: 2,368 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, front, side, rear yards, and corner traffic visibility.

VOTED: In reference to petition Z-12776, Berman Tam, 28 Saybrook Street, Brighton, for seven variances to erect a one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Although a single-family dwelling would not be inappropriate in this neighborhood, plans as submitted are insufficient for review. Authority has been unable to contact appellant. Concerns include building design and relation to other structures on Glencoe and Saybrook Streets. Several neighbors are opposed.



Z-12776 28 Saybrook Street, Brighton

29

Board of Appeal Referrals

5/25/89

Hearing: 6/20/89 Z-12777
Wing Fook, Inc.
13 Gerard Street
Roxbury

Site: 34,102 Square feet of land

District(s): Industrial (I-2)

Purpose: Erect one-story funeral home.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12777, Wing Fook, Inc., 13 Gerard Street, Roxbury, to erect one-story funeral home in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The project is located in the Hampden-George Subdistrict of the Roxbury Interim Planning Overlay District. The proposed building fronts Melnea Cass Boulevard. Design will represent a positive architectural example for future developments in the subdistrict. Proposal is compatible with the neighborhood's goals and objectives. The PZAC recommended approval.



Z-12777 18 Gerard Street, Roxbury

Board of Appeal Referrals

5/25/89

30

Hearing: 6/13/89

Z-12779
Dolores DiNush
225 Webster Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-12779, Dolores DiNush, 225 Webster Street, East Boston, for forbidden use and two variances for change of occupancy from three- to four-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends denial. Site is located in the Jeffries Point neighborhood. Conversion would establish a negative precedent in this area as most of the structures are three-family dwellings. Appellant legalized occupancy as a three family in 1989. Building is not owner occupied; no apparent hardship. Community opposition.



Z-12779 225 Webster Street, East Boston

31

Board of Appeal Referrals

5/25/89

Hearing: 6/13/89 Z-12781
John T. Covino
173 Lexington Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-12781, John T. Covino, 173 Lexington Street, East Boston, for forbidden use and two variances to legalize occupancy for three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval only with proviso that occupancy be limited to two-family dwelling. Appellant proposes a third unit to be located in the basement. This unit would be substantially below grade (75%) and considered poor housing stock. Legalizing occupancy as a three-family establishes a negative precedent in this extremely congested neighborhood. Strong community opposition to proposal as submitted.



Z-12781 173 Lexington Street, East Boston

32

Board of Appeal Referrals

5/25/89

Hearing: 6/13/89

Z-12782

Roger Alessandro
164 Salem Street
Boston

Site: Five-story structure

District(s): Local business (L-2-55)

Purpose: Change occupancy from five apartments to same and key shop.

Violation(s): Barrier free access.

VOTED: In reference to petition Z-12782, Roger Alessandro, 164 Salem Street, Boston, for variance for change of occupancy from five apartments to same and key shop in a local business (L-2-55) district, the Boston Redevelopment Authority recommends deferral. Appellant should provide barrier free access to basement store. Proposal is compatible with residential-local business nature of area.



Z-12782 164 Salem Street, Boston

Board of Appeal Referrals

5/25/89

Hearing: 6/13/89 Z-12783-12784
John C. Bristol
233-239 Bolton Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Subdivide and erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage, open space, and front yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12783-12784, John C. Bristol, 233-239 Bolton Street, South Boston, for nine variances to subdivide and erect two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The site is located on Bolton Street near F Street and is within the St. Vincent's Study area where housing creation is emphasized. This proposal is consistent with the area's multifamily dwelling uses.



Z-12783

233-239 Bolton Street, South Boston

HIGH SCHOOL

34

Board of Appeal Referrals

5/25/89

Hearing: 6/13/89 Z-12785
Timothy Downes
13-15 Belnel Road
Mattapan

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Raise roof of two-family dwelling.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-12785, Timothy Downes, 13-15 Belnel Road, Mattapan, for three variances to raise roof of two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Height will not exceed that of surrounding structures. Appellant has support of abutters and neighbors.



Z-12785 13-15 Belnel Road, Mattapan

Board of Appeal Referrals

5/25/89

Hearing: 6/13/89 Z-12786
Robert Cook M.D.
16 Louisburg Square
Boston

Site: 4½-Story structure (four apartments)

District(s): Apartment (H-2-65)

Purpose: Create basement studio apartment; erect conservatory.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12786, Robert Cook, M.D., 16 Louisburg Square, Boston, for variance to create basement studio apartment and erect conservatory in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Proposal would convert unused basement into living space, add a bay window and conservatory (greenhouse) and rearrange the four units presently in the building. FAR violation results primarily from basement conversion. Eight abutters have indicated support. Beacon Hill Civic Association does not oppose basement conversion, but is opposed to bay window and conservatory additions.



Z-12786 16 Louisburg Street, Boston

Board of Appeal Referrals

5/25/89

36

Hearing: 6/13/89

Z-12787

Fortuna Realty Trust
721-725 Boylston Street
Boston

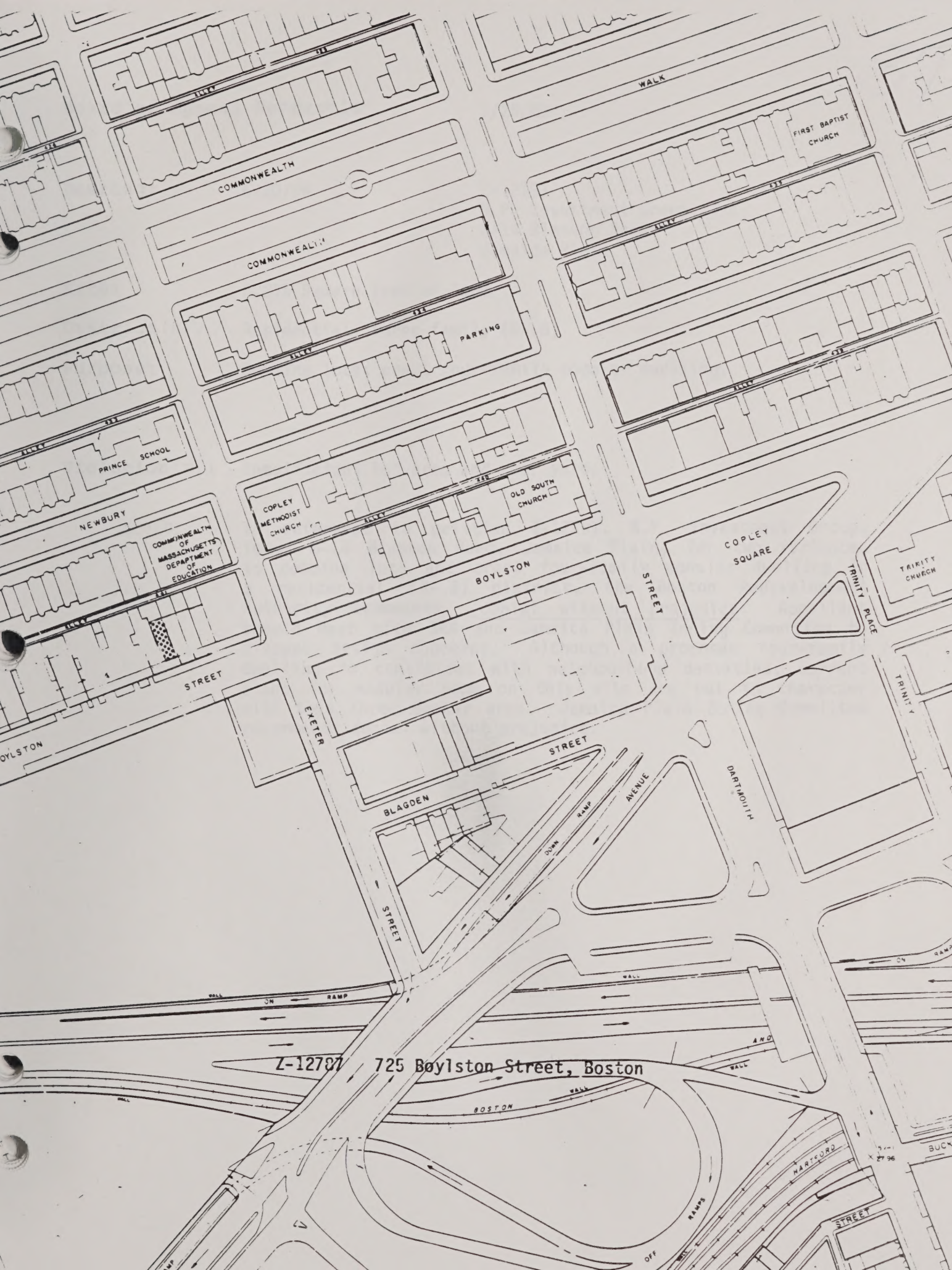
Site: Five-story structure

District(s): General business (B-6-90A)

Purpose: Change occupancy from one apartment, offices, retail stores,
and beauty salon to same and restaurant.

Violation(s): Restaurant is conditional use.

VOTED: In reference to petition Z-12787, Fortuna Realty Trust, 721-725 Boylston Street, Boston, for conditional use for change of occupancy from one apartment, offices, retail store, and beauty salon to same and restaurant in a general business (B-6-90A) district, the Boston Redevelopment Authority recommends approval. The site was formerly used as a restaurant/bakery for on-site consumption as well as take-out. The site continues to be appropriate for such use. The Neighborhood Association of the Back Bay and the Back Bay Association are not opposed to the restaurant use at this location.



COMMONWEALTH

COMMONWEALTH

PARKING

FIRST BAPTIST CHURCH

PRINCE SCHOOL

NEWBURY

COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF EDUCATION

COPLEY METHODIST CHURCH

OLD SOUTH CHURCH

BOYLSTON

COPLEY SQUARE

TRINITY CHURCH

STREET

EXETER

BLAGDEN

STREET

STREET

AVENUE

DARTMOUTH

Z-12787

725 Boylston Street, Boston

BOSTON

HARTFORD

STREET

Board of Appeal Referrals

5/25/89

37

Hearing: 6/20/89 Z-12791
B.P. Investment Group, Inc.
8-14 Blanvon Road
Jamaica Plain

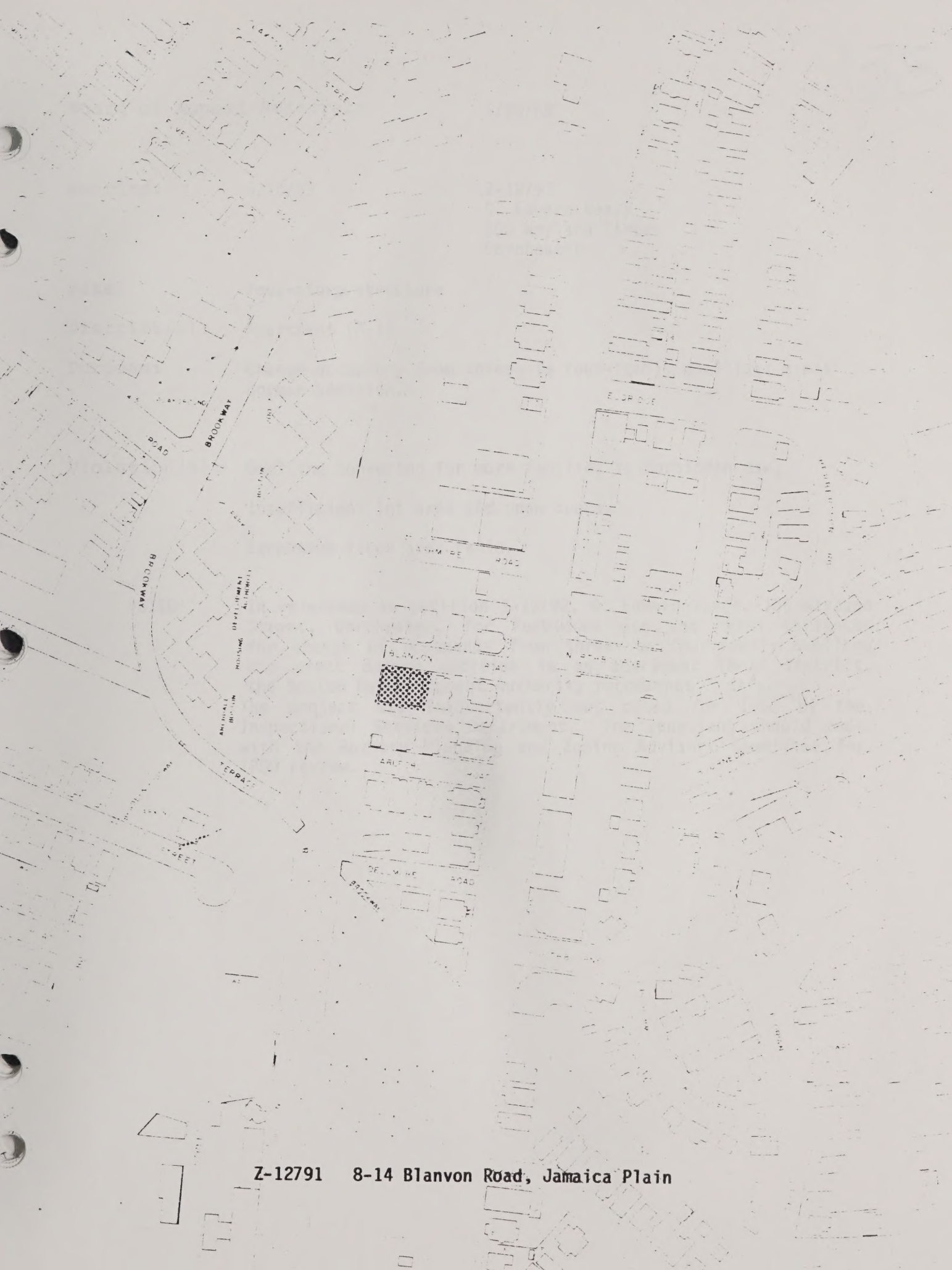
Site: 6,215 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Combine lots; erect four-family modular dwelling.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petition Z-12791, B.P. Investment Group, Inc., 8-14 Blanvon Road, Jamaica Plain, for two variances to combine lots and erect four-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant should meet with BRA and Jamaica Plain Zoning Committee to discuss design concerns. Although a proposed four-family dwelling is consistent with neighborhood densities, current plans for modular home on this site are not in character with this three decker area. Jamaica Plain Zoning Committee recommends denial without prejudice.



Z-12791 8-14 Blanvon Road, Jamaica Plain

Board of Appeal Referrals

5/25/89

38

Hearing: 6/20/89

Z-12792
G. Edward Beach
106 Wayland Street
Dorchester

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling; erect
dormer addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-12792, G. Edward Beach, 106 Wayland Street, Dorchester, for forbidden use and three variances for change of occupancy from three- to four-family dwelling and erect dormer addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. The project was inadvertently not cited for IPOD by the Inspectional Services Department. The appellant should meet with the Roxbury Planning and Zoning Advisory Committee for IPOD review.



Z-12792 106 Wayland Street, Dorchester

QUINCY E
DICKERMAN
SCHOOL
(E1)

Board of Appeal Referrals

5/25/89

Hearing: 6/20/89 Z-12793
Paul & Deborah Griffin
102 Hewlett Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

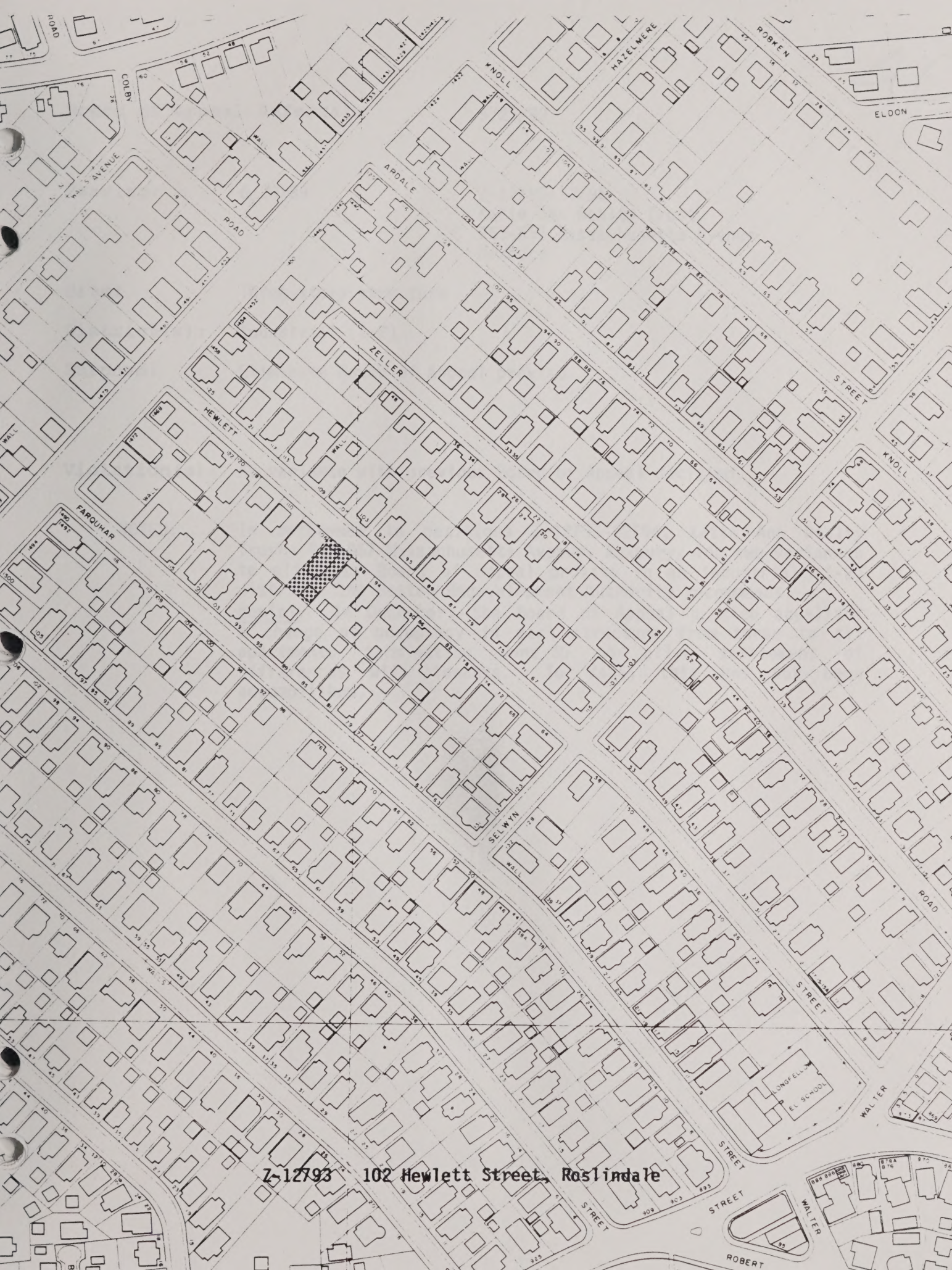
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space, and off-street parking.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-12793, Paul & Deborah Griffin, 102 Hewlett Street, Roslindale, for forbidden use and seven variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Three-family dwelling is incompatible with predominantly two-family residential neighborhood.



Z-12793 102 Hewlett Street, Roslindale

40

Board of Appeal Referrals

5/25/89

Hearing: 6/20/89

Z-12795-12796
Katie Ann Realty Trust
955-957 Massachusetts Avenue
Roxbury

Site: Three-story structure

District(s): Industrial (I-2)

Purpose: Eliminate Board of Appeal proviso.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petitions Z-12795-12796, Katie Ann Realty Trust, 955-957 Massachusetts Avenue, Roxbury, for two variances to eliminate Board of Appeal proviso in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial. In December, the Board of Appeal granted appellant a change of occupancy in each structure from three to six apartments terminating June 30. to allow settlement of differences with tenants. To date, this has not been accomplished.



Z-12795-96 955-957 Massachusetts Avenue, Roxbury

Board of Appeal Referrals

5/25/89

41

Hearing: 6/20/89

Z-12797
Joyce Caggiano
14A Crestway Road
East Boston

Site: 3,467 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling with basement garage.

Violation(s): Insufficient lot area, front, side, and rear yards.

VOTED: In reference to petition Z-12797, Joyce Caggiano, 14A Crestway Road, East Boston, for four variances to erect one-family dwelling with basement garage in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Site is located in the Orient Heights neighborhood which is characterized by one- and two-family structures. Plot plan indicates that appellant seeks to subdivide the existing 7,363-square-foot lot into two substandard lots of 3,467 and 3,893. Subdivision would further eliminate legal parking for 14 Crestway Road, a considerable negative for this neighborhood which suffers from severe parking problems. Proposed structure is located extremely close to one of the rear abutters and would create a substantial visual impact. Efforts to reach appellant have been unsuccessful.



Z-12797 14A Crestway Road, East Boston

42

Board of Appeal Referrals

5/25/89

Hearing: 6/20/89 Z-12802
Lewcon Corporation
5 Joyce Road
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect addition to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-12802, Lewcon Corporation, 5 Joyce Road, Hyde Park, for two variances to erect addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Family room addition to be erected over existing garage is architecturally consistent with the one-family dwelling. Violations existing.



Z-12802 5 Joyce Road, Hyde Park

Board of Appeal Referrals

5/25/89

Hearing: 6/20/89

Z-12803
Henry Bain Gill
39 Braddock Park
Boston

Site:

District(s): Apartment (H-2)

Purpose: Erect headhouse and roofdeck additions.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-12803, Henry Bain Gill, 39 Braddock Park, Boston, for conditional use to erect headhouse and roofdeck additions in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Headhouse will be visible from the street, will alter the profile of structure, and contravene the provisions of the restricted roof structure district.



Z-12803 39 Braddock Park, Boston

Board of Appeal Referrals

5/25/89

Hearing:

Z-12804
Michael & Kathleen Morgan
24 Thatcher Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Dwelling converted for more families is forbidden use.

Insufficient lot area and off-street parking.

VOTED:

In reference to petition Z-12804, Michael & Kathleen Morgan, 24 Thatcher Street, Hyde Park, for two forbidden uses and two variances for change of occupancy from two- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Lot can accommodate four off-street parking spaces. Eight Thatcher Street neighbors have signed petition of support.



Z-12804

24 Thatcher Street, Hyde Park

45

Board of Appeal Referrals

5/25/89

Hearing: 6/20/89 Z-12805
Helen Freeman
53 Cedar Street
Mattapan

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12805, Helen Freeman, 53 Cedar Street, Mattapan, for variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition for many years.



Z-12805 53 Cedar Street, Mattapan

Board of Appeal Referrals

5/25/89

46

Hearing: 6/20/89 Z-12807
Martin J. & Noreen Connors
12 Florence Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Four-family dwelling is forbidden use.

Insufficient lot area, width, frontage, and open space.

Excessive floor area ratio and height of building.

VOTED: In reference to petition Z-12807, Martin J. & Noreen Connors, 12 Florence Street, Roslindale, for forbidden use and six variances for change of occupancy from two- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of purchase in 1960.



7-12807 12 Florence Street, Roslindale

Board of Appeal Referrals

5/25/89

47

Hearing: 6/20/89

Z-12808

Kenneth E. Dunn & Gilman J. Herbert
7 Park Place
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as one-family dwelling and erect addition.

Violation(s): Excessive floor area ratio.

Insufficient front and rear yards.

VOTED: In reference to petition Z-12808, Kenneth E. Dunn & Gilman J. Herbert, 7 Park Place, Jamaica Plain, for three variances to legalize occupancy for one-family dwelling and erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that chimney and fireplace comply with Building Code. Addition will provide extra living space for appellant and legalization of occupancy will reflect existing condition. Jamaica Plain Zoning Committee recommends approval.



2-12808 7 Park Place, Jamaica Plain

Board of Appeal Referrals

5/25/89

Hearing: 6/13/89

Z-12816
Kevin P. O'Neil
28-30 West Broadway
South Boston

Site: Four-story structure

District(s): General business (B-1)

Purpose: Change occupancy from restaurant, lounge, function room, and storage to restaurant, lounge, and lodging house (26 lodgers).

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-12816, Kevin P. O'Neil, 28-30 West Broadway, South Boston, for three variances for change of occupancy from restaurant, lounge, function room, and storage to restaurant, lounge, and lodging house (26 lodgers) in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. Petitioner should meet with Authority and community to discuss plans for proposed lodging house, density, and the lack of off-street parking in this mixed residential-commercial district.



Z-12816 28-30 West Broadway, South Boston

Board of Appeal Referrals

5/25/89

49

Hearing: 6/6/89

Z-12821
Michael Fidler
58-60 Charles Street
Boston

Site: Four-story structure

District(s): Local business (L-2-65)

Purpose: Change occupancy from apartment, offices, and retail sales to same and yogurt shop.

Violation(s): At variance with previous Board of Appeal decision.

Barrier free access.

VOTED: In reference to petition Z-12821, Michael Fidler, 58-60 Charles Street, Boston, for two variances for change of occupancy from apartment, offices, and retail sales to same and yogurt shop in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval. Replacement of take-out uses. Beacon Hill Civic Association has no opposition.



Z-12821 58-60 Charles Street, Boston

Board of Appeal Referrals

5/25/89

50

Hearing: 6/6/89

Z-12825
Codman Square Limited Partnership
702 Washington Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two apartments and store to two apartments and office.

Violation(s): Agency office is forbidden use.

Insufficient off-street parking.

VOTED: In reference to petition Z-12825, Codman Square Limited Partnership, 702 Washington Street, Dorchester, for forbidden use and variance for change of occupancy from two apartments and store to two apartments and office in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that use extend to appellant only and expire upon sale, lease, rental, or other disposition of the property. Office use is compatible with existing commercial uses in the area.



Z-12825 702 Washington Street, Dorchester

Board of Appeal Referrals

5/25/89

57

Hearing: 6/20/89 Z-12826
Codman Square Housing Development
Corporation
420 Washington Street
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one-family dwelling and day care center
to office.

Violation(s): Agency office is forbidden use.

Off-street parking not allowed in front yard nor within five
feet of side lot line.

Insufficient off-street parking.

VOTED: In reference to petition Z-12826, Codman Square Housing
Development Corporation, 420 Washington Street, Dorchester,
for forbidden use and two variances for change of occupancy
from one-family dwelling and day care center to office in
an apartment (H-1) district, the Boston Redevelopment Authority
recommends approval with provisos that use extend to appellant
only and expire upon sale, lease, rental or other disposition
of property; that the day care center be relocated in the
general neighborhood. Appellant intends to return property
to original residential use after temporary office occupancy.



02126

420 WASHINGTON ST

DORCHESTER

Board of Appeal Referrals

5/25/89

Hearing: 6/13/89 Z-12828
Charles F. Fallon/CCE, Inc
595 Albany Street
Boston

Site: Two-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from offices to same and social services programs (alcohol treatment program) and 24 lodgers.

Violation(s): Lodging house, school, social service programs are forbidden uses.

Insufficient off-street parking.

Barrier free access.

Voted: In reference to petition Z-12828, Charles F. Fallon/
CCE, Inc., 595 Albany Street, Boston, for three
forbidden uses and two variances for change of occupancy
from offices to same and social service programs and
24 lodgers in a manufacturing (M-2) district; the
Boston Redevelopment Authority recommends deferral.
To allow the Salvation Army an opportunity to meet
with the Authority and community to address program
management.



Z-12828 595 Albany Street, Boston

53

Board of Appeal Referrals

5/25/89

Hearing: 6/13/89

Z-12830

Economic Development and Industrial Corporation
3 Tide Street
South Boston

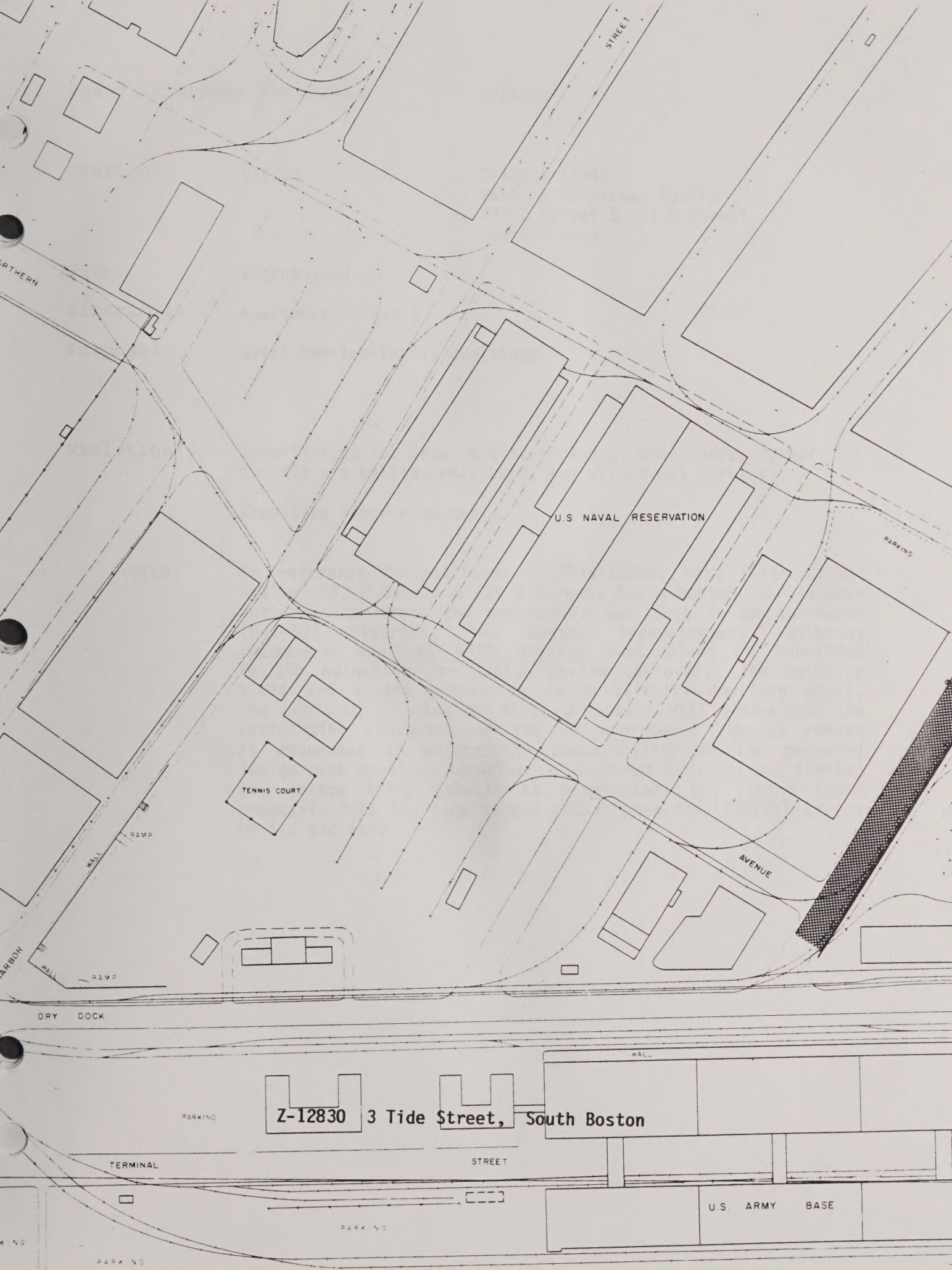
Site: Drydock No. 3 Park

District(s): Industrial (I-2)

Purpose: Erect pedestrian overlook deck for public park.

Violation(s): Open space area structure is conditional use. .

VOTED: In reference to petition Z-12830, Economic Development and Industrial Corporation, 3 Tide Street, South Boston, for conditional use to erect pedestrian overlook deck for public park in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval. Appellant would construct an elevated viewing platform at Drydock No. 3 on a proposed 11,000-square-foot park. The site is located within the Harborpark IPOD and concurs with its goals and objectives, such as, "...the rezoning of the land along Boston's waterfront... to allow the waterfront to be used as a public resource and thereby to extend its use and benefits to the greatest number of people".



STREET

NORTHERN

U.S. NAVAL RESERVATION

PARKING

TENNIS COURT

AVENUE

DRY DOCK

PARKING

Z-12830 3 Tide Street, South Boston

TERMINAL

STREET

U.S. ARMY BASE

PARKING

PARKING

Board of Appeal Referrals

5/25/89

54

Hearing: 6/6/89 Z-12845-12846
West Fifth Street Realty
283 C Street & 131 D Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect two two-family dwellings.

Violation(s): Insufficient lot area, width, frontage, open space, corner traffic visibility, rear yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12845-12846, West Fifth Street Realty, 283 C Street & 131 D Street, South Boston, for sixteen variances to erect two two-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The existing sites are vacant properties in multifamily dwelling areas. The addition of each of these proposals will strengthen the residential character of the neighborhoods. Design review is requested to ensure the compatibility of the proposed design with existing structures. Concerns are, but not limited to, garage entry (should be eliminated) and siting (both proposals face the side street rather than the LETTERED street of its address).



U.S. POST OFFICE
GARAGE

WEST FIRST STREET

RAILROAD

STREET

WEST FIRST

CYPHER

LOUIS

STREET

BULLOCK

TANKS

DRAKE
SCHOOL

POLICE
STATION
NO 6

ST VINCENT
de PAUL
R.C. CHURCH

Z-12845-46 283 C Street, South Boston



Z-12845-46 131 D Street, South Boston

Board of Appeal Referrals

5/25/89

55

Hearing: 6/27/89 Z-12855-12857
Flygoe Realty Trust
19-23 Rogers Street
South Boston

Site: 3,459 Square feet of land

District(s): Apartment (H-1-500)

Purpose: Erect three one-family dwellings.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area and front yard.

VOTED: In reference to petitions Z-12855-12857, Flygoe Realty Trust, 19-23 Rogers Street, South Boston, for nine variances to erect three one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The area is a mix of one-, two-, and three-family dwellings. The proposed creation of three additional units to this neighborhood will strengthen the aesthetics of this corner site while reenforcing the residential character of this neighborhood.



ANDREW
SQUARE

GEN. WILLIAM H. DEVINE

7-12855-12857

19-23 ROGERS ST SOUTH BOSTON

AVENUE

COLUMBIA

Amended

56

Hearing: 6/6/89

Z-12858
Wilson Realty Trust
492 Huntington Avenue
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5) and Residential, two-family (R-.5)

Purpose: Combine lots; change occupancy from two to four apartments;
erect addition and decks.

Violation(s): Multifamily dwelling is forbidden use.

Insufficient lot area, width, and frontage.

Excessive building height.

Insufficient front yard.

VOTED: In reference to petition Z-12858, Wilson Realty Trust, 492 Huntington Avenue, Hyde Park, for forbidden use and five variances for change of occupancy from two to four apartments, erect addition, and decks in a single-family (S-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends approval. Proposal is consistent with this multifamily dwelling (including apartment dwellings) area.



Z-12858 492 Huntington Avenue, Hyde Park

Board of Appeal Referrals

5/25/89

57

Hearing: 6/6/89 Z-12880
Public Facilities Department
12 Savin Street
Roxbury

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-12880, Public Facilities Department, 12 Savin Street, Roxbury, for forbidden use and variance for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The project is located in the Sav-Mor Subdistrict of the Roxbury Neighborhood Planning Overlay District. The change of occupancy from one-family to two-family dwelling is consistent with the goals and objectives of the Subdistrict.



7-12880 12 Savin Street, Roxbury

Board of Appeal Referrals

5/25/89

58

Hearing: 6/20/89

Z-12883
Edward F. Lewis, Trustee
4275 Washington Street
Roslindale

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from offices and sale of motor vehicles
and tires to same and lube center.

Violation(s): Repair garage is conditional use.

VOTED: In reference to petition Z-12883, Edward F. Lewis, Trustee, 4275 Washington Street, Roslindale, for conditional use for change of occupancy from offices and sale of motor vehicles and tires to same and lube center in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. At present, this site is vacant, no auto-related activities are being conducted. The proposal to build a 36' x 45' lube center will present issues of traffic control and parking. The site is only 150-200 feet from Roslindale Square which is a major intersection. There is strong community opposition to this kind of activity so close to the square.



Z-12883 4275 Washington Street, Roslindale

Board of Appeal Referrals

5/25/89

59

Hearing: 8/1/89 Z-12885
Frances Carbone
174 Bayswater Street
East Boston

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling; erect one-story ell addition.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot areal, width, frontage, open space, rear yard, and off-street parking.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12885, Frances Carbone, 174 Bayswater Street, East Boston, for forbidden use and eight variances for change of occupancy from two- to three-family dwelling and erect one-story ell addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior building materials of proposed ell addition be submitted to the Authority for design review approval. Existing occupancy is not adverse to the intent of goals and objectives for Orient Heights Subdistrict. Ample parking.



Z-12885 174 Bayswater Street, East Boston

Board of Appeal Referrals

5/25/89

Hearing: 6/6/89

Z-12898
I.B.E.W. Local 103
256 Freeport Street
Dorchester

Site: One-story structure

District(s): Industrial (I-2)

Purpose: Erect two additions to union hall structure.

Violation(s): Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12898, I.B.E.W. Local 103, 256 Freeport Street, Dorchester, for variance to erect two additions to union hall structure in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Final plans for the proposed additions should be submitted in order to study the impact on the footprint of the building and on the parking situation as well. Although the proposed additions do not compete with existing adjacent uses and will be an extension of an existing use, a detailed facade is required as well as any layout proposing landscaping, public improvements or surface parking additions. In addition, this parcel lies within the Harborpark IPOD, and therefore should be reviewed by the Authority through design review.



DORCHESTER

BAY

SOUTHEAST

APPROXIMATE

APPROXIMATE

BULKHEAD

LINE

MUD

MUD

STREET

PARKING

PARKING

HARRISON PARK

BEACH

STREET

STREET

EVERETT

BYRNE PLAYGROUND

ASHLAND

NEW YORK ST.

MAFES

2-12898 256 Freeport Street, Dorchester

FREEPORT

EVERDEAN

STREET

BENICE

Board of Appeal Referrals

5/25/89

Hearing: 5/20/89 Z-12739
Spaulding Rehabilitation Hospital Corporation
125 Nashua Street
Boston

Site: Ten-story structure

District(s): Industrial (I-2)

Purpose: Erect five-story addition to hospital.

Violation(s): Hospital and accessory uses are forbidden uses.

Excessive floor area ratio.

Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-12739, Spaulding Rehabilitation Hospital Corporation, 125 Nashua Street, Boston, for two forbidden uses and three variances to erect five-story addition to hospital in an industrial (I-2) district, the Boston Redevelopment Authority recommends deferral. To resolve outstanding design concerns and public access to waterways.

Board of Appeal Referrals

5/25/89

Hearing: 6/6/89

Z-12774
Public Storage Inc.
800 River Street
Hyde Park

Site: 41,680 Square feet of land

District(s): Manufacturing (M-1)

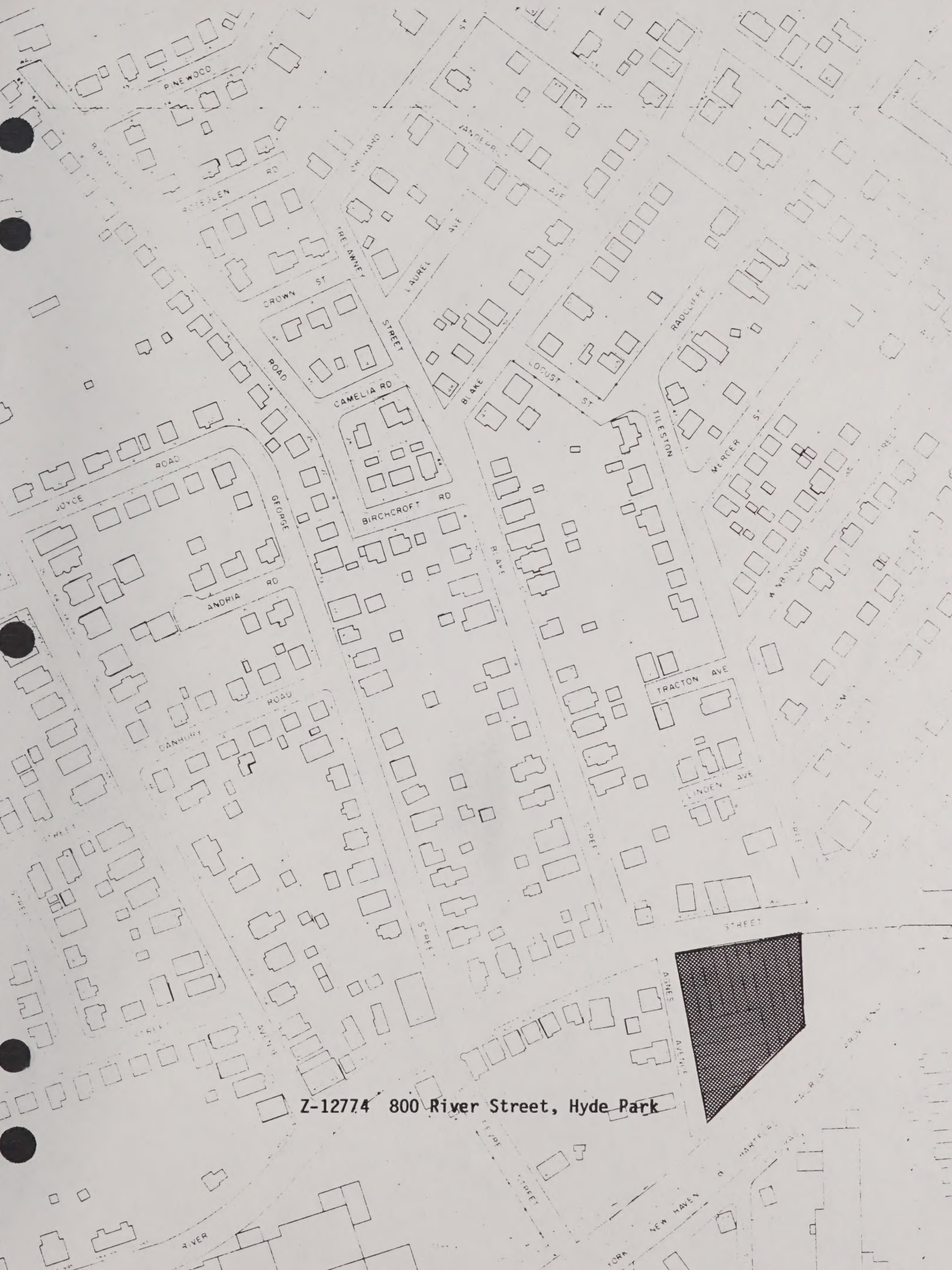
Purpose: Erect three story self storage structure with managers apartment

Violation(s): Managers apartment is conditional use.

Excessive floor area ratio and building height.

Insufficient front yard, off street parking

In reference to petition Z-12774, Public storage Inc., 800 River Street, Hyde Park, for conditional use and four variances to erect a three self service storage structure with manager's apartment in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral until the neighborhood groups and abutters have reviewed the proposal and made their opinions known to the Authority. Facility will contain 50,700 square feet (500 units) public access storage.



Z-12774 800 River Street, Hyde Park

